

ENCLAVE OF BOULDER HILLS

PART OF THE SE $\frac{1}{4}$ OF SEC. 20 T 14 N 24
IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS

ENCLAVE OF BOULDER HILLS
PRELIMINARY PLAT

SHEET
PP1.0
OF

PP1.0
OF

LOCATION MAP

SCALE 1" = 2000'

BB or B2B	BACK TO BACK
BEN	BENCHMARK
B.F.L.	BUILDING FOOTING
DE	DRAINAGE EASEMENT
E/E	ELECTRICAL EASEMENT
EE	EASEMENT
EE	LANDSCAPE EASEMENT
ROW or RW	RIGHT-OF-WAY
SE	SEWER EASEMENT
UE	UTILITY EASEMENT
WE	WATERLINE EASEMENT
=====	CURB & GUTTER
=====	CURB & GUTTER - EXISTING
.....	EXISTING LOT AND ROW LINE
.....	EXISTING PLANT
.....	SANITARY SEWER MAIN
SS	SANITARY SEWER MAIN - EXIST
SS	SEWER SEWER
SS	STORM SEWER - EXIST
DATA	CABLE TV - EXISTING
DATA	FIBER OPTIC - EXISTING
DATA	TELEPHONE LINE - EXIST
DATA	ELECTRIC LINE - EXISTING
DATA	OVERHEAD POWER LINE - EX
DATA	SUBSURFACING ELECTRIC - EX
DATA	WATERLINE - EXISTING
DATA	WATERLINE - EXISTING
DATA	WATERLINE - EXISTING
DATA	EXISTING MANHOLE
DATA	CLEANOUT
DATA	EXISTING SANITARY MANHOLE
DATA	PROPOSED SANITARY MANHOLE
DATA	EXISTING ARRIAL
DATA	EXISTING CURB INLET
DATA	EXISTING GRATE INLET
DATA	EXISTING STREET MANHOLE
DATA	EXISTING JUNCTION BOX
DATA	EXISTING STREET MANHOLE

Description:

Part of the Southeast One-Quarter of Section 20, Township 14 South, Range 24 East, in the City of Olathe, Johnson County, Kansas, being more particularly described as follows:

Coming out at the Southwest corner of said Southwest One-quarter, thence North 02 degrees 33' 30" East 10 seconds 87 feet to the East line of said Southeast One-quarter; a distance of 798 feet 58" to the Point of Beginning; thence South 87 degrees 59' 30" East 10 seconds 100 feet to the East line of said Southeast One-quarter; a distance of 100 feet to the Point of Beginning; thence South 87 degrees 59' 30" East 10 seconds 100 feet to the previous corner and having a right of 235.00 feet, a central angle of 49 degrees 23' 30" seconds 20 seconds and an arc length of 203' 36" feet; thence South 37 degrees 53' 30" seconds 20 seconds West a distance of 133' 42" feet; thence North 85 degrees 05' 30" seconds 20 seconds East 10 seconds 100 feet to the East line of said Southeast One-quarter; a distance of 110.94 feet; thence North 11 degrees 34' 30" seconds 20 seconds West a distance of 88.69 feet; thence North 40 degrees 05' 30" seconds 20 seconds East 10 seconds 100 feet to the East line of said Southeast One-quarter; a distance of 94.92 feet; thence South 87 degrees 59' 30" seconds 12 seconds West a distance of 96.42 feet; thence South 21 degrees 05' 30" seconds 20 seconds East 10 seconds 100 feet to the East line of said Southeast One-quarter; a distance of 93.02 feet; thence South 35 degrees 35' 30" seconds 19 seconds West a distance of 27' 52" feet; thence South 82 degrees 05' 30" seconds 20 seconds East 10 seconds 100 feet to the East line of said Southeast One-quarter; a distance of 91.67 feet; thence North 34 degrees 31' 30" seconds 19 seconds East a distance of 187' 27" feet to a point of curvature; thence Northerly on a curve to the right having an initial tangent bearing of North 06 degrees 07' 30" seconds 44 seconds East a distance of 150.00 feet to a point of curvature; thence Northerly on a curve to the right having an initial tangent bearing of North 74 degrees 24' 30" seconds 11 seconds East a distance of 150.00 feet to a point of curvature; thence Easterly on a curve to the right having an initial tangent bearing of North 74 degrees 24' 30" seconds 11 seconds East a distance of 150.00 feet to a point of curvature; thence Easterly on an arc length of 523.62 feet; thence North 87 degrees 26' 30" seconds 20 seconds East a distance of 130.94 feet; a point of intersection; thence North 87 degrees 26' 30" seconds 20 seconds East a distance of 84.90 feet to the Point of Beginning, and containing 25,362.42 acres, more or less.

LOT #	AREA (SF)
41	7,707.42
42	11,737.06
43	7,583.07
44	7,221.28
45	9,145.36
46	7,629.24
47	6,636.73
48	6,636.73
49	6,623.66
50	13,953.87
51	7,606.58
52	7,372.57
53	6,478.13
54	6,000.00
55	6,000.00
56	6,000.00
57	6,000.00
58	6,000.00
59	6,000.00
60	6,437.71

LOT #	AREA (S)
81	7,808.98
82	6,905.76
83	8,774.32
84	7,788.02
85	6,911.63
86	7,244.00
87	6,591.01
88	6,596.45
89	6,792.46
90	6,760.14
91	8,747.81
TRACT A	80,411.71
TRACT C	27,601.33
TRACT D	8,687.27
TRACT E	18,249.38
TRACT F	55,390.08

K3,LLC
TRAVIS SCHRAM
6300 W 143RD STREET, SUITE 200
OVERLAND PARK, KS 66223
p 913-732-4778
f.

0 50 100

SCALE: 1° = 60μ

10. CITY PRIOR TO REVIEW OF BUILDING PERMITS FOR HOMES.
PER TITLE 17, SECTION 17.16.080 C DRAINAGE EASEMENTS SHALL BE A MINIMUM OF 15 FEET IN WIDTH.

11. FIRE HYDRANTS REQUIRED WITHIN 400 FEET OF ALL RESIDENTIAL UNITS (TRAVEL DISTANCE). DEAD-END WATER MAINS WITH FIRE HYDRANTS ARE NOT PERMITTED. WATER SUPPLY CALCULATIONS CAN BE PROVIDED THAT DEMONSTRATE AN ADEQUATE WATER SUPPLY IS PROVIDED. OTHERWISE THE WATER SUPPLY FOR HYDRANTS IS REQUIRED TO BE LOOPED TO EXISTING MAINS. (IFC SECTION 102.5, 507.5.1)

B. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PREPARED BY SCHAELGE AND ASSOCIATES.

C. TOPOGRAPHIC INFORMATION IS FROM AERIAL PHOTOGRAPHY AND FIELD SURVEY. THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CLATSOP TECHNICAL SPECIFICATIONS, LATEST EDITION, SHALL GOVERN.

D. ALL EXISTING UTILITIES INDICATED ON THE DRAWINGS ARE ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER, ALL UTILITIES ACTUALLY EXISTING SHALL BE SHOWN BY THE FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED AT HIS OWNERS RISK.

E. SIDEWALKS SHALL BE 6 FT. IN WIDTH. SIDEWALKS ACROSS TRACTS SHALL BE CONSTRUCTED BY THE DEVELOPER. SIDEWALKS ON LOTS SHALL BE CONSTRUCTED BY THE OWNER. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CLATSOP TECHNICAL SPECIFICATIONS, LATEST EDITION, SHALL GOVERN.

F. TRACTS A, B, C, D, E, AND F WILL BE OWNED AND MAINTAINED BY THE SINGLE OWNER. TRACTS G, H, I, AND J WILL BE OWNED FOR A LANDSCAPE BUFFER, OPEN SPACE AND STORMWATER BASIN. TRACT G AND H WILL BE UTILIZED FOR OPEN SPACE AND STORMWATER BASIN. TRACT I WILL BE UTILIZED FOR A LANDSCAPE TRACT I WILL BE UTILIZED FOR OPEN SPACE AND COMMUNITY CENTER. TRACT J WILL BE INCLUDED WITH THE OWNERSHIP OF THE FUTURE PROJECT. THE PART OF TRACT J NOT INCLUDED WITH THE FUTURE PROJECT WILL BE INCLUDED WITH THE OWNERSHIP OF THE FUTURE PROJECT.

G. ALL IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED BY THE CITY OF CLATSOP.

[illegible]

PLAN DATE:
SITE AREA DESIGNATION:
EXISTING ZONING:
PROPOSED ZONING:
EXISTING USE:
PROPOSED USE:
SITE DESIGN CATEGORY:
BUILDING DESIGN CATEGORY:
GROSS SITE AREA:
NET SITE AREA/ACRES: LACKMAN RD. AND 172ND TR. ROW)
NUMBER OF LOTS:
MINIMUM LOT AREA ALLOWED BY CODE:
MINIMUM LOT AREA PROVIDED:
MAXIMUM DENSITY ALLOWED BY CODE:
DENSITY PROVIDED:
MINIMUM LOT WIDTH ALLOWED BY CODE:
LOT WIDTH PROVIDED:
FRONT SETBACK REQUIRED & PROPOSED:
INTERIOR SIDE SETBACK REQUIRED:
INTERIOR SIDE SETBACK PROVIDED:
CORNER LOT STREET SIDE SETBACK REQUIRED & PROPOSED:
CORNER LOT STREET SIDE SETBACK PROVIDED:
REAR SETBACK REQUIRED & PROPOSED:
MAXIMUM HEIGHT:
COMMON OPEN SPACE REQUIRED BY CODE:
COMMON OPEN SPACE PROVIDED:
ACTIVE OPEN SPACE REQUIRED/50% OF COMMON:
ACTIVE OPEN SPACE PROVIDED/50% OF COMMON:
DEVELOPMENT OF TRACT E PART OF
(CORNER OF LACKMAN/172ND TR. AND THE AREA WHERE THE

NEIGH. COMM.DENSITY RES
CP-2
R-1
VACANT
SINGLE FAMILY VILLAS
A
26.9 ACRES
24.16 ACRES
91 LOTS AND 5 TRACTS
5,000 S.F.
6,000 S.F.
8.72 DU/AC(234 UNITS)
3.38 DU/AC
50 FT.
60'X115'
25 FT.
7 FT.
6 FT.
15 FT.
2.3 STORIES 38 FT.
15'X 62 ACRES)
3.62 (INCL. TRAIL EXCL. TRACT F(15%))
1.81 ACRES
1.81 ACRES

H IS NOT PART OF THE 1.81 ACRES)